

INDUSTRIAL

TO LET



Former Trade Counter, Magna Plant and Tool, Shepcote Lane,
Sheffield, S9 1US



BTG
Eddisons

FORMER TRADE COUNTER

MAGNA PLANT AND TOOL, SHEPCOTE LANE, TINSLEY, SHEFFIELD, S9 1US



Agreement

To Let



Detail

Industrial



Rent/Price

£37,000 pax



Size

429.0 sq m (4,617 sq ft)



Location

Sheffield, S9 1US



Property ID

For Viewing & All Other Enquiries Please Contact:

PAUL ODDY

BSc (Hons)

Director

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Property

The property comprises a traditional brick built former trade counter workshop unit beneath a double profile metal sheet roof covering incorporating acrylic roof panels.

Internally the workshop is accessed via 2 electrically operated roller shutter doors and has an eaves height of 3.8 m above a solid concrete floor. There is a low eaves sales area within the workshop also.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

| Area | m ² | ft ² |
|--|----------------|-----------------|
| Workshop including Sales Area and WC's | 429.0 | 4,617 |
| Total GIA | 429.0 | 4,617 |

Energy Performance Certificate

Rating: C(75)

Services

We understand that mains water, three phase electricity, gas and drainage supplies are available and connected to the property. The property also benefits from an intruder alarm and gas fired warm air heater. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: Sheffield City Council
Description: Warehouse and Premises
Rateable Value: £18,500

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new 6 or 9 year Full Repairing and Insuring lease with 3 yearly rent reviews.

Rent

£37,000 per annum exclusive

VAT

We understand that VAT is not payable in this instance, however, interested parties are requested to satisfy themselves as to the applicable VAT position regarding the Freehold Interest, if necessary by taking the appropriate professional advice.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is located to the west side of the A631 Shepcote Lane in the Sheffield suburb of Tinsley which is located on Junction 34 of the M1 Motorway approximately 4 miles east of Sheffield City Centre.





Google Maps



